



**2351 Murdinga-Murlong Rd, Murlong**



## 'Chayilmen'

The property known as 'CHAYILMEN' is a mixed farming property located approximately 24 kilometers southeast of Lock and 28km west of Rudall on the Eyre Peninsula. The property has been well managed with sound farming practices generally on a 3-year cropping rotation with the break crop being a medic pasture as well as a sheep breeding operation.

- Total land size of 1211ha (2,992.3 acres) \*
- Arable area 999.6ha (2,470acres) \*
- Average annual rainfall 330mm\* (Murdinga weather station.)
- The property is well fenced into 11 main paddocks with the current proprietors having renewed approximately 25km of fencing in recent times.
- Water is supplied via an SA Water mains connection and delivered to all paddocks via either a 40mm or 32mm poly pipe which has been renewed in recent years.
- The land generally comprises sandy loam soils over clay with arable flats and treed sandy ridges
- Approximately 200ha of Delving has been completed in the last 12 months as well as a further 200ha in the past 3 years over 4 of the paddocks to allow for

3 1 1 2,470.00 ac

<b>Price</b>	\$2,500,000
<b>Property Type</b>	Residential
<b>Property ID</b>	9402
<b>Land Area</b>	2,470.00 ac

### Agent Details

James Wardle - 0407 362 105

### Office Details

Jamestown  
70 Ayr St Jamestown, SA, 5491  
Australia  
08 8664 1599



increased production.

- The property is improved with a neat 3-bedroom residence with garage.
- Other improvements to the property include an 80' x 40'\* machinery shed, implement shed, super shed, 3 stand shearing shed, sheep yards and other sundry shedding.

Agents Comments - This property allows the intending purchaser to simply buy and operate. The property is well improved with a 3-bedroom home, good farm shedding as well being well set up with regard to the fencing and water infrastructure. Chayilmen has been well managed with a large portion having been delved over the last 3 years(400ha\*). An outstanding opportunity for farm build up or investment and offers scale in a reliable farming district at an affordable level.

Price - \$2,500,000

Inspections by appointment

Information Memorandum available upon request

\* Denotes Approximate

RLA228106

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.